176.0	0007	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	645,100	/	645,100
USE VALUE:	645,100	/	645,100
ASSESSED:	645,100	/	645,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMAKIN JOSEPH & DIANA
Owner 2:	
Owner 3:	
Street 1:	54 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN & -
Owner 2:	GERVAIS MICHAEL -
Street 1:	54 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	274,200	4,100	366,800	645,100
Total Card	0.080	274,200	4,100	366,800	645,100
Total Parcel	0.080	274,200	4,100	366,800	645,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.49 /Parcel: 537.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118660

GIS Ref

GIS Ref

Insp Date 07/09/18

!13791!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,200	4100	3,465.	366,800	645,100		Year end	12/23/2021
2021	101	FV	266,600	4100	3,465.	366,800	637,500		Year End Roll	12/10/2020
2020	101	FV	266,600	4100	3,465.	366,800	637,500	637,500	Year End Roll	12/18/2019
2019	101	FV	221,300	4100	3,465.	361,500	586,900	586,900	Year End Roll	1/3/2019
2018	101	FV	220,000	3400	3,465.	277,700	501,100	501,100	Year End Roll	12/20/2017
2017	101	FV	220,000	3400	3,465.	262,000	485,400	485,400	Year End Roll	1/3/2017
2016	101	FV	182,200	3400	3,465.	241,000	426,600	426,600	Year End	1/4/2016
2015	101	FV	171,500	3400	3,465.	225,300	400,200	400,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:44:58

LAST REV

Date	Time
07/30/18	09:25:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13791

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	66745-309		1/29/2016		515,000	No	No		
MARINO VINCENT	65858-534		8/4/2015	Change>Sale	400,000	No	No		
MARINO VINCENT	65318-350		5/5/2015	Convenience	1	No	No		
MARINO ANGELINA	65181-247		4/7/2015	Convenience	1	No	No		
MARINO ANGELINA	65181-245		4/7/2015	Convenience	1	No	No		
MARINO ANGELINA	50504-76		12/21/2007	Family	1	No	No		
	20388-427		2/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1234	Renovate	16,000		8/27/2015			Remodel existing 2

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	Meas/Inspect	BS	Barbara S
5/18/2016	Measured	PT	Paul T
5/18/2016	Permit Visit	PT	Paul T
10/15/2008	Meas/Inspect	345	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	276	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	6									366,765						366,800	

Total AC/HA:	0.07955	Total SF/SM:	3465	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	366,765	Spl Credit		Total:	366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336898
Depreciation:	62663
Depreciated Total:	274235

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

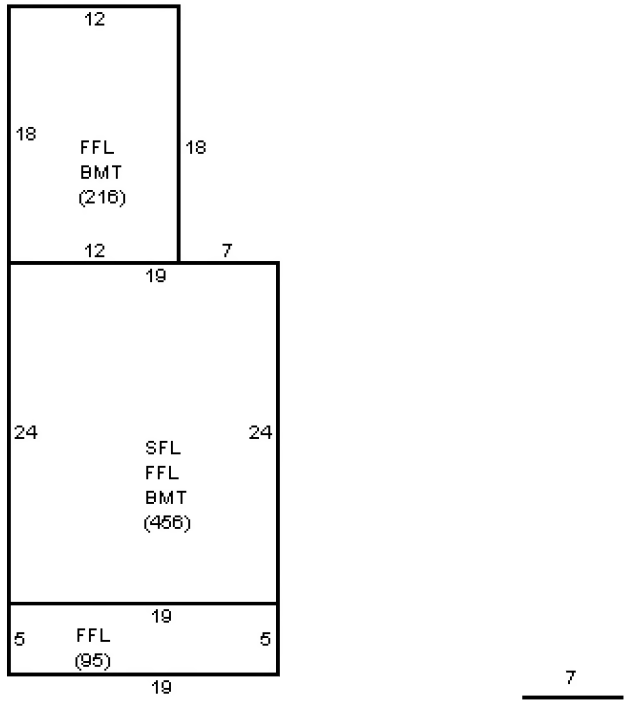
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	146.47
Final Total:	274200	Val/Su SzAd	228.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	767	180.410	138,374
BMT	Basement	672	54.120	36,371
SFL	Second Floor	433	180.410	78,153

Net Sketched Area:	1,872	Total:	252,898
Size Ad	1200.1999	Gross Area	1895	FinArea	1200
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	12X16	A	AV	2006	4.20	T	10.4	101			700			700

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100